



City of Tukwila Facilities Overview

Council Workshop

March 22, 2016



City of Tukwila

Facilities Needs Assessment and Feasibility Study

Phase 4

Steering Committee Recommendations



Tonight's Presentation

- ▶ **Process Refresher**
- ▶ **Phase 1 Refresher**
- ▶ **Phase 2 Refresher**
- ▶ **Phase 3 – Steering Committee Recommended Alternatives**
- ▶ **Phase 4**
 - ▶ **Steering Committee Recommended Funding and Phasing**
 - ▶ **Community Outreach and Engagement**
- ▶ **What's next?**



Phase One

What are the facilities needs?

- Identify current use
- Estimate current space needs
- Project future space needs

Phase Two

How suitable are our current facilities?

- Inventory existing facilities
- Assess suitability for use
- Assess condition

★ All Staff Feedback

Phase Three

What's the best plan for Tukwila?

- Identify alternatives (buy, build, lease)
- Assess alternatives
- Identify the preferred approach

★ Community Outreach and Engagement

Phase Four

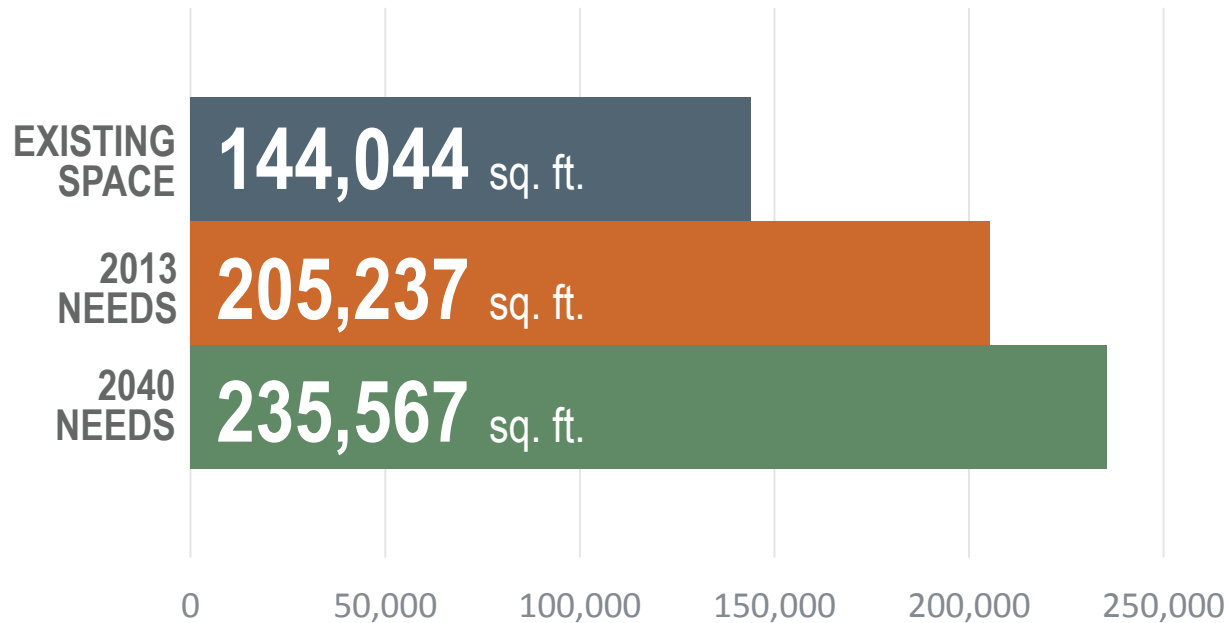
How do we get there?

- Phasing and Funding Plan

★ Staff Feedback



Facility Space Needs





Assessment of Existing Facilities

rebuild

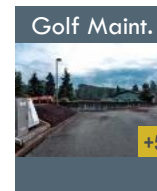


remodel

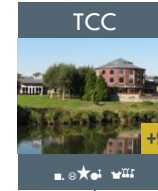


+1

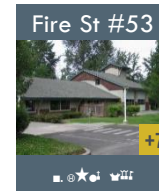
maintain



+5



+9



+7

Unsuitable condition ←

→ Suitable condition



Steering Committee Recommended Alternatives



Public Safety Building \$25.9 M*

Police & Courts combined in a new location.

2019 move-in



City Shops Facility \$26.6 M*

Both current shops demolished and new shops combined on a new location, either concurrently with or after the Public Safety Building

2019 move-in



City Hall Campus \$18.4 M

6300 to be demolished and City Hall expanded on current location after move-in to new Public Safety Building.

2022 move-in

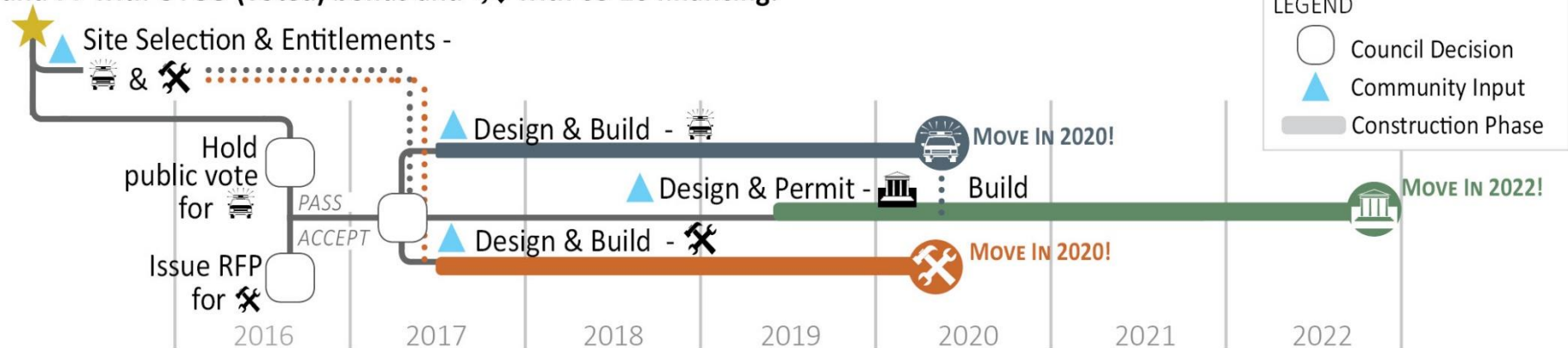
2016 2018 2020 2022 2024 2026 2028 2030 2032 2034 2036 2038 2040

*Does not include long-term expansions



Steering Committee Recommended Funding and Financing

Fund with UTGO (voted) bonds and with 63-20 financing.





Recommended Community Outreach

► Road Show

TIBAC, COPCAB, Tukwila Rotary, Southcenter Rotary, Southwest King Chamber of Commerce, Tukwila Historical Society, Equity and Diversity Commission, Library Advisory Board, Arts Commission, Parks Commission and Sustain the Pool

► Other

Draft Report and Summary on website
Narrated video of Road Show on website and TukTV
TukTV *Tukwila, Your Community* episode
Reporter – *City Pages*
E-Hazelnut
Mailing
Open Houses
Meetings
Social media
Internal communications



City of Tukwila Facilities Overview

Proposed Facilities Plan with Fire

“Plan B”



- ▶ **Facilities Steering Committee consensus that Fire facilities must be addressed**
- ▶ **Council direction to investigate what the steering committee recommendations would look like with Fire included**
- ▶ **Preliminary review by Finance and Safety Committee**
- ▶ **Council set aside RFA deliberations**

Fire additions to Facilities Plan



- ▶ **Replace existing fire stations: \$21.9M**
 - ▶ **Station 51**
 - ▶ **Station 52**
 - ▶ **Station 54**
- ▶ **Fund equipment and apparatus: \$21M**

Proposed Facilities Plan



Term	Funding Mechanisms	2015 \$
Near Term – 2017/2018 Biennium		
Public Safety:	Public Safety bond	\$68.8 M for justice center, fire facilities and equipment
• New Justice Center – Police and Municipal Court	ballot measure	
• Fire facilities	Steering Committee recommended 6320	
• Fire apparatus and equipment	financing for Shops –	\$26.6 M for shops, utilities pay half
• Public Works Shops	other options available	
Medium Term – 2019/2020 Biennium		
City Hall Campus	Councilmanic bonding	\$18.4M
Outside the Planning Range		
Police Precinct	CIP	\$8 M
City Shops Addition		\$6.5 M

Near Term Timeline



Year	2016	2017	2018	2019	2020	2021	2022	2023	2024
Facilities	Public Safety Building								
		Public Works Shops							
		Fire Station 51							
				Fire Station 52					
						Fire Station 54			

Considerations



- ▶ **Plan specifically developed in stages and by biennium to match City budget cycles**
- ▶ **Opportunity with the fall election**
- ▶ **Heightened awareness of fire facilities due to RFA process**



City of Tukwila Facilities Overview

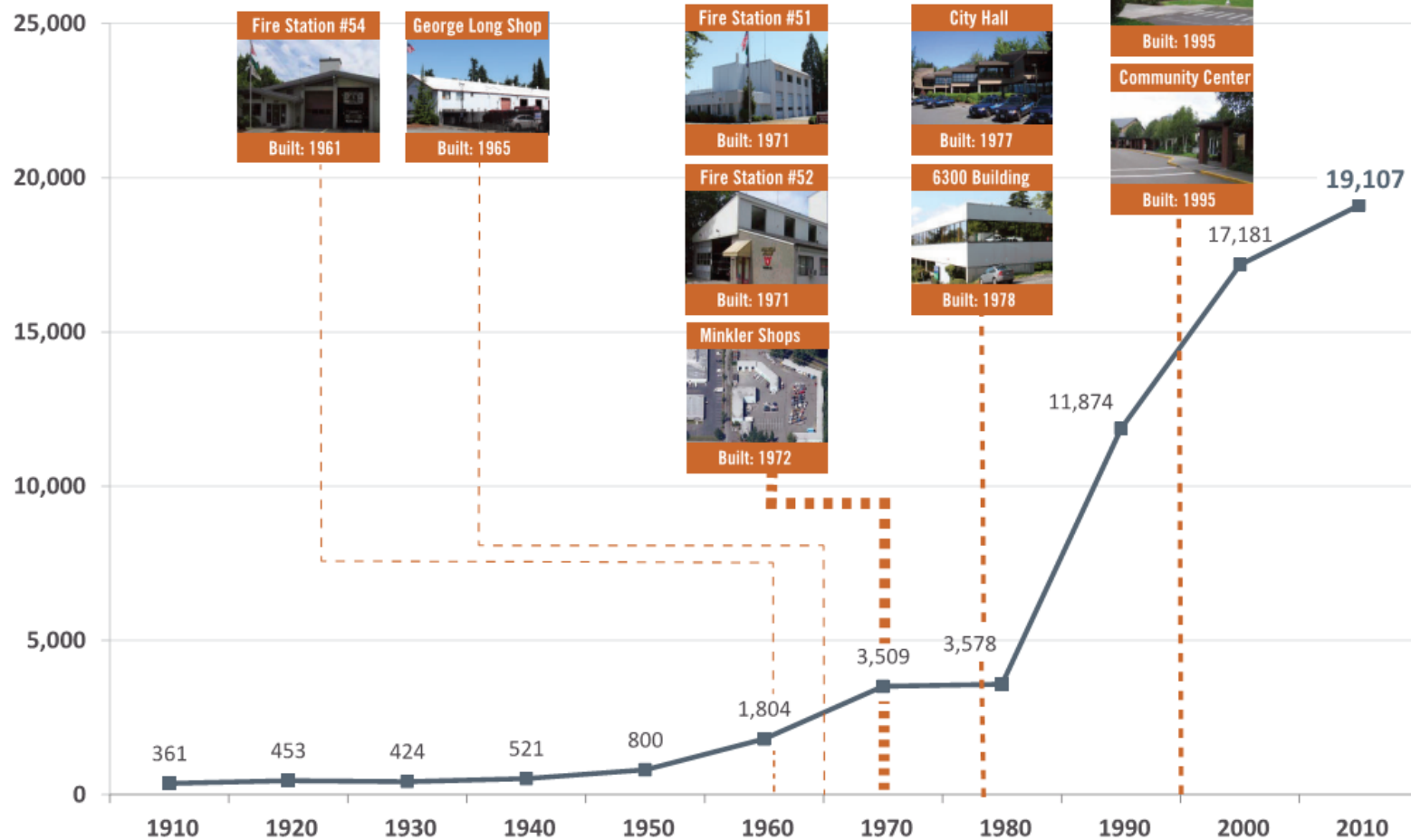
Understanding our facilities needs

Phase 1



A growing population, aging facilities

Tukwila Population Change Over Time, 1910 - 2010



Public Works Shops

Council Workshop

March 22, 2016

Overview of Shops

Minkler Shops

- Built in 1972
- 35 staff
- Houses:
 - Streets
 - Stormwater
 - Sewer
 - Traffic operations and signal shop
 - Equipment and material storage

George Long Shop

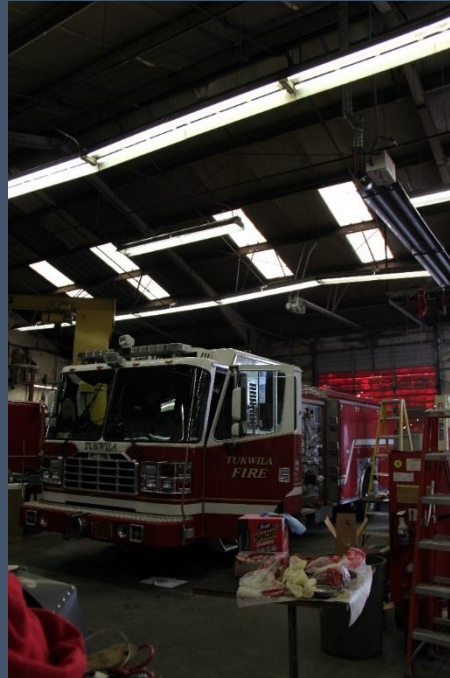
- Built in 1965
- 15 staff
- Houses:
 - Fleet
 - Surplus furnishing and equipment storage
 - Evidence vehicles
 - Locksmith shop
 - Pre-auction vehicle storage

When these facilities were constructed we weren't...

- Subject to NPDES standards
- Deploying 70 cameras throughout the city
- Employing twice as many people
- Providing assistance to first responders
- Servicing 200 vehicles
- Subject to OSHA standards
- Serving 19,000 people at night and 150,000+ during the day

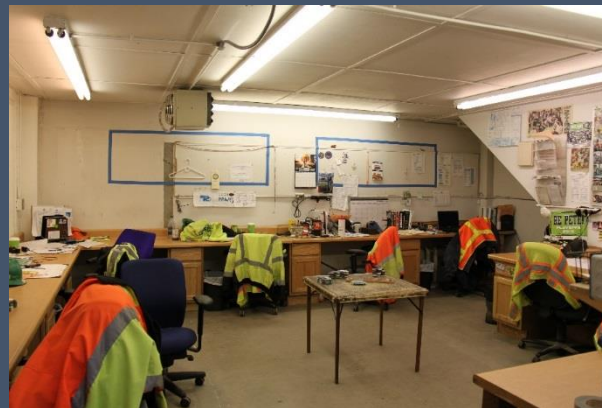
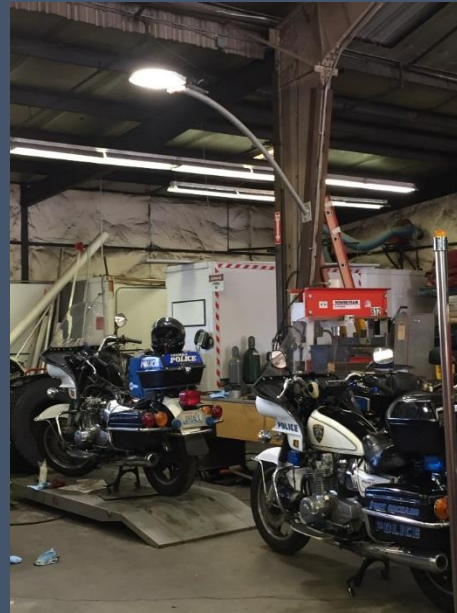
Impacts to public service

- Time loss
- Material and equipment storage
- Vehicle storage



Impacts to employees

- Inadequate restroom facilities
- Lack of climate control
- Not ergonomically designed



Safety

- Lack of space
- Inadequate ventilation
- Poor lighting
- No power back up



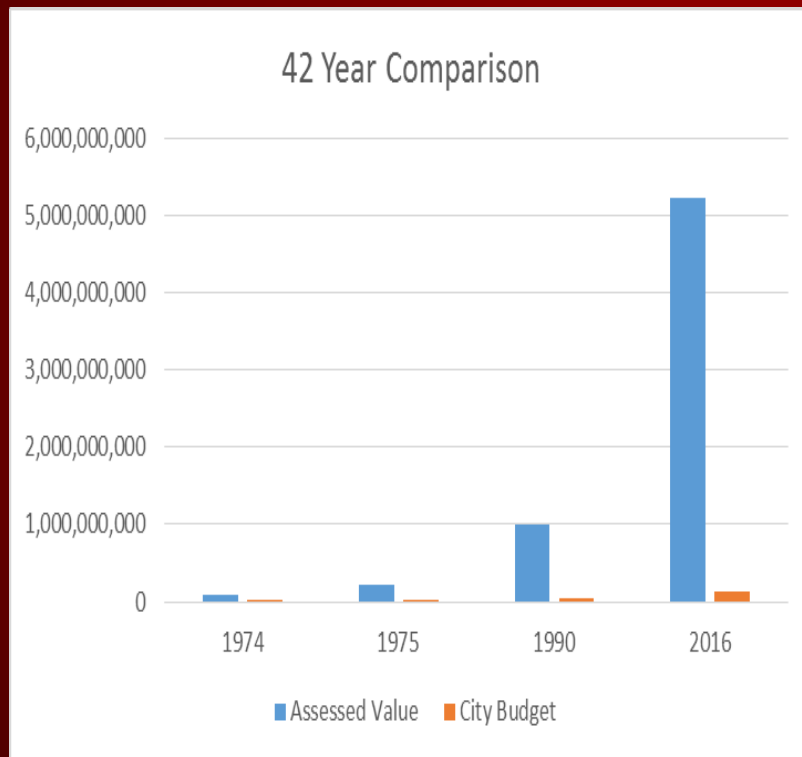
FIRE DEPARTMENT FACILITIES INEFFICIENCIES



OUR MISSION IS TO DELIVER PROFESSIONAL SERVICES TO THE GREATER
TUKWILA COMMUNITY AND PROVIDE A SAFE WORKING ENVIRONMENT FOR OUR PERSONNEL

SAFETY * COMMITMENT * EXCELLENCE

CHANGES



- Annexations
- Population Growth
- Assessed Value
- Employment Diversity

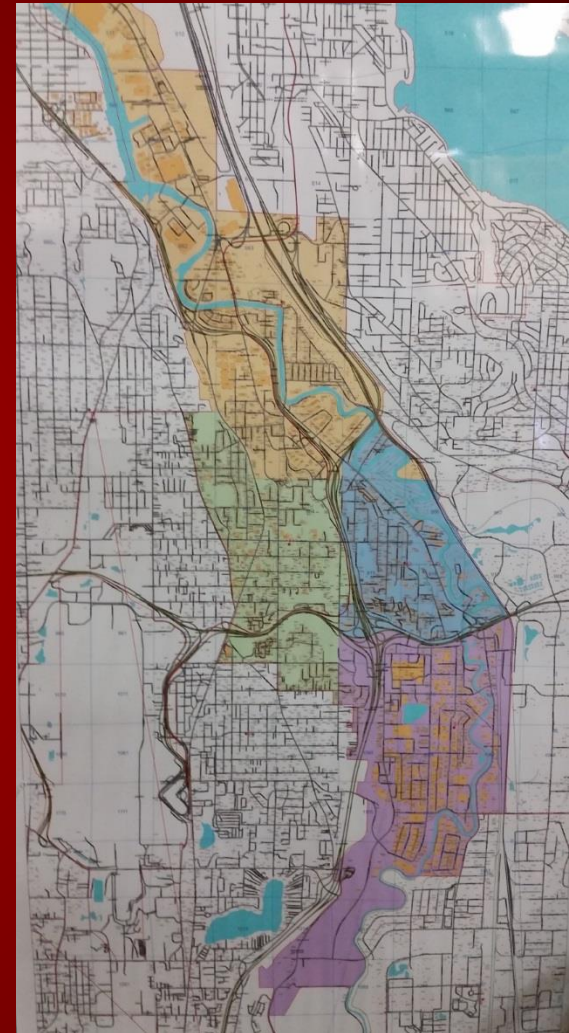
THEN AND NOW

- Volunteer
 - Call Volume – 1987 ~2,500
 - All Male
 - Primarily Single Family Homes
 - Minimum Staffing - 14
- Paid
 - 2015 Approaching 6,000 Calls
 - Male and Female
 - Multi Family Residences
 - Minimum Staffing – 13



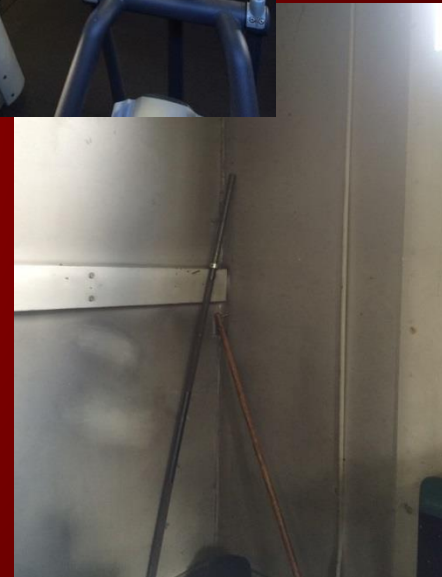
SERVICE DELIVERY

- Response Time
- Data Driven Station Locations
- Staffing
- Science and Technology



HEALTH AND SAFETY

- “Healthy in, Healthy out”
- Sanitary Supplies
- Exposure to Contaminants
- Fitness Spaces



HEALTH AND SAFETY



TRAINING

- SKCFTC/ JATC
- Tower/ Drill Ground
- Technology
- Office Spaces



SECURITY

- Station
- Equipment
- Parking



STORAGE OPTIONS



- NFPA / WAC 296-305
- Noncompliant Storage
- Emergency Management / PD Storage at Station 51
- Sanitary Supplies in Apparatus Bays



A world-class police department delivering professional law enforcement service



WHEN OUR FACILITY WAS NEW...

- THE DEPARTMENT WAS ABOUT 1/3 THE SIZE THAT IT IS TODAY.
- THE CITY WAS LESS THAN HALF THE SIZE IT IS TODAY.
- THERE WAS LITTLE IDEA OF WHAT TUKWILA IS TODAY.
- PERSONAL COMPUTERS HADN'T BEEN INVENTED YET.
- PUBLIC EXPECTATIONS WERE PROFOUNDLY DIFFERENT.
- TERRORISM HADN'T STRUCK OUR HOMELAND.

IN THE 40 YEARS WE'VE LIVED IN THIS BUILDING 24/7, THERE HAS NEVER BEEN A COMPREHENSIVE REMODEL.



INEFFICIENCY EFFECTS

- **NOT MEETING OUR CUSTOMERS' NEEDS**
- **TAKING OFFICERS OFF THE STREET**
- **WASTING MONEY**
- **LIABILITIES**





OUR CUSTOMERS

- **INACCESSIBLE**
- **UNINVITING**
- **UNSAFE, PRISONERS PROCESSED IN SAME SPACE AS**
 - CUSTOMERS
 - VICTIMS
 - CITIZENS
 - NON-POLICE EMPLOYEES
- **MOST DANGEROUS PRISONERS PROCESSED IN 6300**



Insufficient, Unsecure
Parking

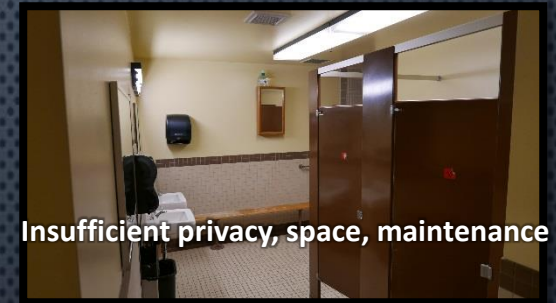


Limited access, very confined



TAKING COPS OFF THE STREETS

- **"SICK BUILDING"**
 - BOTH 6200 & 6300
 - CRAMPED
 - INEFFECTIVE HVAC
- **NO ROOM FOR BASIC FUNCTIONS**
- **NO ROOM TO STORE PERSONAL EQUIPMENT**
- **DIFFERENT UNITS DON'T SEE EACH OTHER**





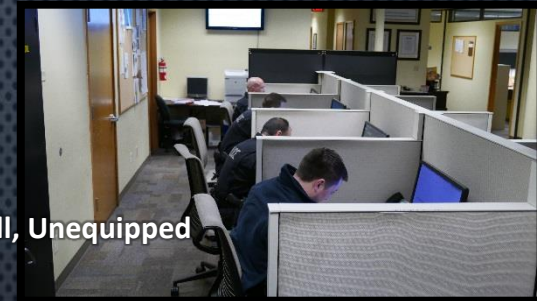
WASTING MONEY AND TIME

- INSUFFICIENT NUMBER WORK STATIONS
- LACK OF TRAINING FACILITIES
- LACK OF FIREARMS FACILITIES
 - RANGE, STORAGE, CLEANING
- OUR EQUIPMENT IS ALL OVER
 - CDU IN A TRAILER AT THE SHOPS
 - EM50 AT STN 51
- CAN'T HOST MEETINGS, SECURE TRAINING, CONFERENCES, ETC

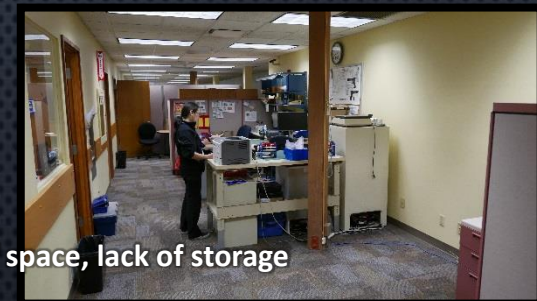
Small, unequipped



Too Few, Too Small, Unequipped



Lack of space, lack of storage



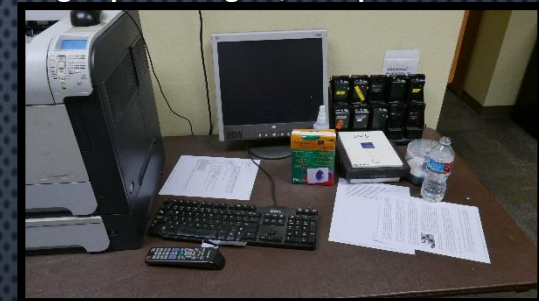


WASTING MONEY AND TIME

- INFORMATION TECHNOLOGY ACCESS
- EQUIPMENT MAINTENANCE
 - RADIOS
 - CAR CAMERA MICROPHONE
 - FLASHLIGHTS
 - CAMERAS
 - RECORDERS
 - PHONES
 - FUTURE EXPECTATIONS



Not enough outlets, not enough space for gear, antiquated





LIABILITY

- NOT PROTECTED FROM ATTACK
- SECURITY OF CITIZENS & STAFF
- HEALTH & SAFETY OF STAFF
- LEGAL ISSUES
 - CASE SECURITY
 - EVIDENCE STORAGE





Tukwila Municipal Court Facility Challenges

Providing the community with a fair, efficient, and accessible venue for the timely resolution of alleged law violations in an atmosphere of mutual respect and dignity for all its employees and customers.

Impact to Public Service

- Police officer required to come off the street when an in-custody client needs to use the restroom.
- Inadequate space for Public Defenders to hold confidential interviews with their clients.
- Limited space to provide classes and additional services that have been proven to reduce recidivism.





Probation and Jail Alternative Office Space

- *Law Library
- *Conference Room
- *Staff Lunchroom
- *Jury Deliberation Room



Safety and Security

- Police Officers must leave the street to: take inmates to the restroom
- Customers and non-court employees are exposed to possibly hostile and risky situations they are not expecting when coming to City Hall



Safety and Security

- Inmates are escorted through and seated in public areas
- Probationers are in the same open office space as the Court Administrator and the Judge's Chambers



Review Schedule

